



RPA PROJECT MANAGEMENT
Project Status Report
Department of Finance and Administration

Andrew Johnson Building

Project: Server Room Upgrade Andrew Johnson Building Nashville, TN 529/078-01-2007		Project Work Type: Renovation	Delivery Method: Design / Bid / Build	Project Budget: \$550,000.00
		Current Work Phase: Construction Closed Awaiting Final Invoice	Req'd Work Ph Compl:	MACC Budget: \$250,000.00
Project Manager: DePalma, N.	Construction Admin: Patteson, G.	Designer: Kline Swinney Associates	Contractor: IKON Construction, Inc.	
Project Health: Budget: G Schedule: G Issues: G				

Chattanooga State Office Building

Project: Exterior Stabilization-Phase 2 Chattanooga State Office Building Chattanooga, TN 529/001-01-2003-01		Project Work Type: Renovation	Delivery Method: Design / Bid / Build	Project Budget: \$860,000.00
		Current Work Phase: Construction Closed Awaiting Final Invoice	Req'd Work Ph Compl:	MACC Budget: \$860,000.00
Project Manager: DePalma, N.	Construction Admin: Shelton, T.	Designer: Artech Design Group	Contractor: Mid-Continental Restoration	
Project Health: Budget: G Schedule: G Issues: G				

Citizens Plaza Building

Project: Interior Renov - 2 Floors Citizens Plaza Building Nashville, TN 529/076-01-2006		Project Work Type: Renovation	Delivery Method: Design / Bid / Build	Project Budget: \$3,500,000.00
		Current Work Phase: Construction Closed Awaiting Closeout Submittals	Req'd Work Ph Compl:	MACC Budget: \$2,200,000.00
Project Manager: DePalma, N.	Construction Admin: Bryant, J.	Designer: Street Dixon Rick Architecture	Contractor: PBG Builders, Inc.	
Project Health: Budget: G Schedule: G Issues: G Designer closeouts in progress.				

Project: Interior Renovation, Phase 3 Citizens Plaza Building Nashville, TN 529/076-01-2008		Project Work Type: Renovation	Delivery Method: Design / Bid / Build	Project Budget: \$5,700,000.00
		Current Work Phase: SBC Approved ON HOLD-Delay List	Req'd Work Ph Compl:	MACC Budget: \$3,960,000.00
Project Manager: DePalma, N.	Construction Admin: Patteson, G.	Designer: Street Dixon Rick Architecture	Contractor:	
Project Health: Budget: G Schedule: G Issues: G				

Clover Bottom Mansion

Project: Exterior Upgrade Clover Bottom Mansion Nashville, TN 529/019-01-2007		Project Work Type: Renovation	Delivery Method: Design / Bid / Build	Project Budget: \$600,000.00
		Current Work Phase: Construction Document Phas	Req'd Work Ph Compl:	MACC Budget: \$510,000.00
Project Manager: DePalma, N.	Construction Admin: Patteson, G.	Designer: Centric Architecture	Contractor:	
Project Health: Budget: G Schedule: G Issues: G "On Hold" status changed to allow project to proceed. Request to prequalify potential contractors to be heard at May SBC Meeting.				

Cordell Hull Building

Project: Office/Conf Rm Buildout - AG's Off Cordell Hull Building Nashville, TN 529/011-003		Project Work Type: Buildout	Delivery Method: Direct Order Contract	Project Budget:
		Current Work Phase: Work Requested	Req'd Work Ph Compl:	MACC Budget:
Project Manager:	Construction Admin: Patteson, G.	Designer:	Contractor:	
Project Health: Budget: G Schedule: G Issues: G				

Data Centers

Project: Restroom Renovations Data Centers Nashville, TN 529/031-001		Project Work Type: Renovation	Delivery Method: Direct Order Contract	Project Budget:
		Current Work Phase: Budget Pricing	Req'd Work Ph Compl:	MACC Budget:
Project Manager:	Construction Admin:	Designer:	Contractor:	

Project Health:

Budget: G

Schedule: G

Issues: G

Project: New Building Data Centers Smyrna, TN 529/031-01-2007		Project Work Type: New Construction	Delivery Method: Design / CM	Project Budget: \$44,000,000.00
		Current Work Phase: Construction	Req'd Work Ph Compl:	MACC Budget: \$35,700,000.00
Project Manager: DePalma, N.	Construction Admin: Shelton, T.	Designer: JV Hawkins/Wright and SIGN	Contractor: Turner Universal	

Project Health:

Budget: G

Schedule: G Substantial Completion projected to be in July 2010.

Issues: G

Project: Chiller & EMS Replacement Data Centers Nashville, TN 529/031-01-2010		Project Work Type: Renovation	Delivery Method: Design / Bid / Build	Project Budget: \$2,745,000.00
		Current Work Phase: Schematic Design Phase	Req'd Work Ph Compl:	MACC Budget: \$2,400,000.00
Project Manager: Burd, S.	Construction Admin: Bryant, J.	Designer: Smith Seckman Reid, Inc.	Contractor:	

Project Health:

Budget: G

Schedule: G Notice to Proceed issued to Designer.

Issues: G

Davy Crockett Building

Project: Emergency Repairs Davy Crockett Building Nashville, TN 529/077-01-2006		Project Work Type: Renovation	Delivery Method: Design / Bid / Build	Project Budget: \$3,000,000.00
		Current Work Phase: Construction Closed Awaiting Closeout Submittals	Req'd Work Ph Compl:	MACC Budget: \$2,470,000.00
Project Manager: DePalma, N.	Construction Admin: Shelton, T.	Designer: Gobbell Hays Partners, Inc.	Contractor: Kerry G. Campbell, Inc.	

Project Health:

Budget: G

Schedule: G

Issues: G Designer closeouts in progress.

Project: Interior Renovation Davy Crockett Building Nashville, TN 529/077-01-2008		Project Work Type: Renovation	Delivery Method: Design / Bid / Build	Project Budget: \$8,100,000.00
		Current Work Phase: Construction	Req'd Work Ph Compl:	MACC Budget: \$5,000,000.00
Project Manager: DePalma, N.	Construction Admin: Bryant, J.	Designer: Hastings Architecture Associa	Contractor: Robert S. Biscan & Company	
Project Health: Budget: G Schedule: G Renovate floors 9-12. 30-day extension granted to Contractor moving Substantial Completion to 7/18/10. Issues: G				

Project: Interior Renovation - Phase 2 Davy Crockett Building Nashville, TN 529/077-01-2009		Project Work Type: Renovation	Delivery Method: Design / Bid / Build	Project Budget: \$2,000,000.00
		Current Work Phase: Program Verification Phase	Req'd Work Ph Compl:	MACC Budget: \$0.00
Project Manager: DePalma, N.	Construction Admin: Patteson, G.	Designer: Hastings Architecture Associa	Contractor:	
Project Health: Budget: G Schedule: G Issues: G RPA's Interiors Division working with Agency to finalize programming requirements.				

James K. Polk Building

Project: Video Conf Rm - HW Office James K. Polk Building Nashville, TN 529/075-005		Project Work Type: Buildout	Delivery Method: Direct Order Contract	Project Budget:
		Current Work Phase: Work Requested	Req'd Work Ph Compl:	MACC Budget:
Project Manager:	Construction Admin:	Designer:	Contractor:	
Project Health: Budget: G Schedule: G Issues: G				

Project: 17th Floor Office Buildout James K. Polk Building Nashville, TN 529/075-007		Project Work Type: Buildout	Delivery Method: Direct Order Contract	Project Budget: \$0.00
		Current Work Phase: In Construction	Req'd Work Ph Compl:	MACC Budget: \$0.00
Project Manager:	Construction Admin: Patteson, G.	Designer:	Contractor:	
Project Health: Budget: G Schedule: G Issues: G				

Project: Fire Panel Circuits Update James K. Polk Building Nashville, TN 529/075-01-2007		Project Work Type: Renovation	Delivery Method: Design / Bid / Build	Project Budget: \$206,000.00
		Current Work Phase: Design Development Phase ON HOLD	Req'd Work Ph Compl:	MACC Budget: \$183,506.40
Project Manager: Burd, S.	Construction Admin: Patteson, G.	Designer: Lockwood Greene Engineers,	Contractor:	
Project Health: Budget: Y General Services has submitted budget request for fiscal year 2011. Schedule: G Issues: G Project on hold until additional funding is available.				

John Sevier Building

Project: Hard Wall Office Buildout (2) John Sevier Building Nashville, TN 529/070-001		Project Work Type: Buildout	Delivery Method: Direct Order Contract	Project Budget:
		Current Work Phase: Work Requested	Req'd Work Ph Compl:	MACC Budget:
Project Manager:	Construction Admin: Patteson, G.	Designer:	Contractor:	
Project Health: Budget: G Schedule: G Issues: G State Architect's office has expressed concern regarding modification to historic structure. Awaiting resolution.				

Legislative Plaza

Project: Accessibility Improvements Legislative Plaza Nashville, TN 529/045-01-2007		Project Work Type: Renovation	Delivery Method: Design / Bid / Build	Project Budget: \$2,075,000.00
		Current Work Phase: Construction	Req'd Work Ph Compl:	MACC Budget: \$1,500,000.00
Project Manager: DePalma, N.	Construction Admin: Patteson, G.	Designer: Moody Nolan LTD, Inc.	Contractor: Baron + Dowdle Construction	
Project Health: Budget: G Schedule: G Change order work relating to U.S. Attorney citation is proceeding. Issues: Y Awaiting decision from U.S. Attorney's office on preferred seating option for Senate Committee Room.				

Multiple Facilities

Project: Engineering Study Multiple Facilities Nashville, TN 529/000-06-2009		Project Work Type: Study	Delivery Method: Design Consultant	Project Budget: \$60,000.00
		Current Work Phase: Design Development Phase 75% Complete	Req'd Work Ph Compl:	MACC Budget: \$0.00
Project Manager: Burd, S.	Construction Admin: n/a, .	Designer: Littlejohn Engineering Assoc.	Contractor:	
Project Health: Budget: G Schedule: G Issues: G Investigation of sanitary sewer is in progress.				

Oak Ridge National Laboratory

Project: Advance Studies & Computer Science Oak Ridge National Laboratory Oak Ridge, TN 529/094-01-2001		Project Work Type: New Construction	Delivery Method: Design / Bid / Build	Project Budget: \$10,000,000.00
		Current Work Phase: Root Project ACTIVE	Req'd Work Ph Compl:	MACC Budget: \$0.00
Project Manager: Clarke, A.	Construction Admin: Edwards, B.	Designer:	Contractor:	
Project Health: Budget: G Schedule: G Issues: G See subscript 529/094-01-2001-01.				

Project: Joint Inst for Computational Sciences Oak Ridge National Laboratory Oak Ridge, TN 529/094-01-2001-01		Project Work Type: New Construction	Delivery Method: Design / Bid / Build	Project Budget: \$7,274,784.00
		Current Work Phase: Construction Closed TROUBLED	Req'd Work Ph Compl:	MACC Budget: \$7,276,937.00
Project Manager: DePalma, N.	Construction Admin: Dixey, J.	Designer: JV Community Tec/Lewis Gro	Contractor: CMC Construction	
Project Health: Budget: G Schedule: Y Project was Substantially Complete on 6/4/04. Issues: R The original Contractor could not complete the job and therefore defaulted on his contract with the State. Hartford, the Surety, brought in a Completion Contractor to finish the project. After the building was Substantially Complete, it was discovered that the building envelop had water infiltration problems at the parapet wall and at window heads. RPA employed a consultant to evaluate the problems and to advise the State on proper solutions, since it was unclear as to the appropriateness of both the design and construction. Solutions to the problems have been agreed to and correction work began mid-July. New issues have surfaced that need to be corrected.				

Old State Prison

Project: Demolition-Phase II Old State Prison Nashville, TN 529/000-04-2004-01		Project Work Type: Demolition	Delivery Method: Design / Bid / Build	Project Budget: \$576,970.00
		Current Work Phase: Bidding Phase	Req'd Work Ph Compl:	MACC Budget: \$450,000.00
Project Manager: DePalma, N.	Construction Admin: Bryant, J.	Designer: Quantum Environmental & En	Contractor:	
Project Health: Budget: G Schedule: Y Scope issues to be resolved prior to bidding. Environmental issues and safety concerns need to be addressed. Project schedule has slipped for several months. Issues: G				

State Capitol

Project: Mech/Elec Upgrade Planning State Capitol Nashville, TN 529/005-01-2005		Project Work Type: Planning	Delivery Method:	Project Budget: \$16,500,000.00
		Current Work Phase: Root Project	Req'd Work Ph Compl:	MACC Budget:
Project Manager: DePalma, N.	Construction Admin: n/a	Designer: Smith Seckman Reid, Inc.	Contractor:	
Project Health: Budget: G Schedule: G Issues: G				

Project: Mechanical/Electrical Upgrade State Capitol Nashville, TN 529/005-01-2005-02		Project Work Type: Renovation	Delivery Method: Design / CM	Project Budget: \$14,500,000.00
		Current Work Phase: Construction Document Phas	Req'd Work Ph Compl:	MACC Budget: \$0.00
Project Manager: DePalma, N.	Construction Admin: Patteson, G.	Designer: Smith Seckman Reid, Inc.	Contractor:	
Project Health: Budget: Y Budget request submitted as line item in 2011 Budget. Schedule: Y Awaiting decision from Legislative and Constitutional officers on housing proposal. Issues: Y Evaluation of RFP for Construction Manager/General Contractor completed. Award of Contractor for preconstruction services and programming for housing plan is contingent on housing decision.				

Project: African American Sculpture State Capitol Nashville, TN 529/005-01-2008		Project Work Type: New Construction	Delivery Method: Request for Proposal	Project Budget: \$40,000.00
		Current Work Phase: Active ACTIVE	Req'd Work Ph Compl:	MACC Budget: \$0.00
Project Manager: Fitts, M.	Construction Admin:	Designer:	Contractor:	
Project Health: Budget: G Schedule: G Issues: G Sculpture completed. Awaiting installation.				

Project: Emerg Elec Repairs State Capitol Nashville, TN 529/005-02-2003		Project Work Type: Renovation	Delivery Method: Design / Bid / Build	Project Budget: \$2,420,000.00
		Current Work Phase: Substantially Complete	Req'd Work Ph Compl:	MACC Budget: \$2,165,000.00
Project Manager: DePalma, N.	Construction Admin: Shelton, T.	Designer: SSOE, Inc.	Contractor: Wolfe & Travis Electric Co.	
Project Health: Budget: G Schedule: G Issues: G Awaiting Designer closeouts.				

State Library & Archives

Project: New Facility - Planning State Library & Archives Nashville, TN 529/043-01-2005		Project Work Type: Planning	Delivery Method: Request for Proposal	Project Budget: \$2,064,000.00
		Current Work Phase: Design Development Phase ON HOLD-Delay List	Req'd Work Ph Compl:	MACC Budget: \$0.00
Project Manager: DePalma, N.	Construction Admin: n/a	Designer: JV Tuck Hinton Arch. & Thom	Contractor:	
Project Health: Budget: G Schedule: G Issues: G				

Project: HVAC System Upgrade State Library & Archives Nashville, TN 529/043-01-2007		Project Work Type: Renovation	Delivery Method: Design / Bid / Build	Project Budget: \$366,000.00
		Current Work Phase: Substantially Complete	Req'd Work Ph Compl:	MACC Budget: \$261,926.50
Project Manager: Burd, S.	Construction Admin: Patteson, G.	Designer: Branham & Lloyd, LLC	Contractor: PPMI Construction	
Project Health: Budget: G Schedule: G Issues: G				

Project: Roof Replacement State Library & Archives Nashville, TN 529/043-02-2007		Project Work Type: Re-roof	Delivery Method: Design / Bid / Build	Project Budget: \$950,000.00
		Current Work Phase: Bidding Phase	Req'd Work Ph Compl:	MACC Budget: \$770,000.00
Project Manager: Law, V.	Construction Admin: Patteson, G.	Designer: Richard C. Rinks & Assoc., In	Contractor:	
Project Health: Budget: G Schedule: G Issues: G Request to utilize Best Value process to prequalify potential contractors to be heard at May SBC Meeting.				


State Museum

Project: Initial Planning State Museum Nashville, TN 529/075-03-2005		Project Work Type: Planning	Delivery Method:	Project Budget: \$550,300.00
		Current Work Phase: Program Verification Phase ON HOLD-Delay List	Req'd Work Ph Compl:	MACC Budget: \$0.00
Project Manager: DePalma, N.	Construction Admin: n/a	Designer:	Contractor:	
Project Health: Budget: G Schedule: G Issues: G				


Tennessee Performing Arts Center

Project: Maintenance Tennessee Performing Arts Center Nashville, TN 529/075-01-2008		Project Work Type: Maintenance	Delivery Method: Grant	Project Budget: \$300,000.00
		Current Work Phase: Active In Progress	Req'd Work Ph Compl:	MACC Budget: \$0.00
Project Manager: n/a	Construction Admin: Patteson, G.	Designer:	Contractor:	
Project Health: Budget: G Schedule: G Issues: G Project is a grant.				



Project: Tenant Renovation - Multiple Floors Tennessee Tower Nashville, TN 529/079-01-2006		Project Work Type: Renovation	Delivery Method:	Project Budget: \$2,000,000.00
		Current Work Phase: Root Project	Req'd Work Ph Compl:	MACC Budget: \$1,100,000.00
Project Manager: DePalma, N.	Construction Admin: Shelton, T.	Designer:	Contractor:	

Project Health:Budget: Schedule: Issues: 

Project: Edison Buildout 3rd & 19th Floors Tennessee Tower Nashville, TN 529/079-01-2006-01		Project Work Type: Buildout	Delivery Method: Direct Order Contract	Project Budget: \$0.00
		Current Work Phase: S/C (Not Closed) Awaiting Closeout Submittals	Req'd Work Ph Compl:	MACC Budget: \$0.00
Project Manager:	Construction Admin: Shelton, T.	Designer:	Contractor:	

Project Health:Budget: Schedule:  Copier electrical outlets need to be added via change order.Issues: 

Project: Food Service Facility Tennessee Tower Nashville, TN 529/079-01-2008		Project Work Type: Renovation	Delivery Method: Design / Build	Project Budget: \$75,000.00
		Current Work Phase: Design Development Phase 75% Complete	Req'd Work Ph Compl:	MACC Budget: \$25,000.00
Project Manager: DePalma, N.	Construction Admin: Patteson, G.	Designer: n/a	Contractor:	

Project Health:Budget:  Project has been budgeted, funded and contracted by Tennessee Business Enterprises.Schedule:  Renovation expected to start in March 2010.Issues:  Project has been rescoped to include limited renovation to existing food service facility.

Project: 13th Floor Tenant Renovation Tennessee Tower Nashville, TN 529/079-01-2010		Project Work Type: Buildout	Delivery Method: Direct Order Contract	Project Budget: \$225,000.00
		Current Work Phase: In Construction 50% Complete	Req'd Work Ph Compl:	MACC Budget: \$0.00
Project Manager:	Construction Admin: Shelton, T.	Designer:	Contractor:	

Project Health:Budget: Schedule:  Work Order with Dillingham & Smith in progress.Issues: 

Project: Mech Equip Service Platform - 3rd Flr Tennessee Tower Nashville, TN 529/079-019		Project Work Type: Renovation	Delivery Method: Direct Order Contract	Project Budget:
		Current Work Phase: In Design 75% Complete	Req'd Work Ph Compl:	MACC Budget:
Project Manager:	Construction Admin: Shelton, T.	Designer:	Contractor:	

Project Health:

Budget: G

Schedule: G

Issues: G Tim Shelton needs to meet with Designers to finalize documents.

Project: Exterior Renovation Tennessee Tower Nashville, TN 529/079-02-2007		Project Work Type: Renovation	Delivery Method: Design / Bid / Build	Project Budget: \$14,550,000.00
		Current Work Phase: Substantially Complete	Req'd Work Ph Compl:	MACC Budget: \$13,000,000.00
Project Manager: DePalma, N.	Construction Admin: Shelton, T.	Designer: JV TLC Engineering/Jack Fre	Contractor: Rock City Construction Co., I	

Project Health:

Budget: G

Schedule: G Change order relating to installation of plaza security in progress.

Issues: G

Project: 28th Floor Air Handler Replacement Tennessee Tower Nashville, TN 529/079-03-2007		Project Work Type: Renovation	Delivery Method: Design / Bid / Build	Project Budget: \$600,000.00
		Current Work Phase: Bidding Phase ON HOLD	Req'd Work Ph Compl:	MACC Budget: \$528,000.00
Project Manager: Burd, S.	Construction Admin: Shelton, T.	Designer: I.C. Thomasson Associates, I	Contractor:	

Project Health:

Budget: G General Services considering smaller scope and budget for FY11.

Schedule: G

Issues: G